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DK W BK 668 PG 706  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

Prepared by: Law Offices of Shannon H. Williams, P.C. \* MBN#100412 \* 5960 Getwell Rd. Ste. 212-B \*  
Southaven, MS 38672 \* (662)895-9000 \* (662)895-6000 (fax) \* RE11-120

**X** RETURN TO: Realty Title & Escrow Co., Inc. \* 6397 Goodman Road, Suite 112 \* Olive Branch, MS 38654 \*  
(662) 893-8077 \* (662) 893-8188 (fax) \* 11080387

INDEXING INSTRUCTIONS: Lot 181, Section F, LAKES OF NICHOLAS, Section 17, Township 2 South,  
Range 7 West, Plat Book 92, Page(s) 22, DeSoto County, MS

Grantors Address:  
185 Edgewater Tr  
Fayetteville GA 30215  
Phone: 901-626-4230  
Phone: N/A

Grantees Address:  
3473 ENCLAVE DRIVE  
SOUTHAVEN, MS 38672  
Phone: 678-200-2005  
Phone: N/A

ALICIA WIGGINTON, A MARRIED WOMAN  
GRANTOR (S)

TO

WARRANTY DEED

MICHAEL A. GRIFFIN and MARY R. GRIFFIN,  
GRANTEE (S)

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ALICIA WIGGINTON\*, A MARRIED WOMAN AND HER HUSBAND, PHILLIP WIGGINTON\*\*, hereinafter referred to as "Grantor", do hereby sell, convey and warrant unto MICHAEL A. GRIFFIN and MARY R. GRIFFIN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANT IN COMMON, hereinafter referred to as "Grantee" the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 181, Section F, LAKES OF NICHOLAS as located in Section 17, Township 2 South, Range 7 West, DeSoto County, MS, as shown on plat of record in Plat Book 92, Pages 22, in the Office of the Chancery Clerk, DeSoto County, MS.

Property more commonly known as: 3473 ENCLAVE DRIVE, SOUTHAVEN, MS 38672.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision, and health department regulations in effect in DeSoto County, Mississippi.

The warranty in this deed is further subject to Covenants and Restrictions as recorded in the Chancery Clerk of DeSoto County, MS in Book 500, Page 150 and amended in Book 537, Page 738.

The warranty in this deed is further subject to building lines, easements and restrictions as recorded in the Chancery Clerk of DeSoto County, MS in Book 92, Page 22.

\*By way of explanation ALICIA WIGGINTON is one and the same as ALICIA D. WARE as shown on Warranty Deed Book 520, Page 244 recorded in the Chancery Clerk of DeSoto County, Ms.

\*\*PHILLIP WIGGINTON, spouse of Grantor hereby conveys grant, sell, convey and confirm unto Grantee, and Grantee heirs and assigns, all right, claims and interest of every kind, character the spouse of Grantor may have or may hereafter acquire by virtue of the spouse of Grantor marriage, or otherwise; to the Grantor, including but not limited to homestead as provided by the laws of the state, to afore described real property, but the spouse of Grantor does not join in the covenants and warranties of this indenture.

2011 Taxes shall be pro-rated and possession is to be given with delivery of this deed.

WITNESS OUR SIGNATURES, this the 26<sup>th</sup> day of October, 2011.

Alicia Wigginton  
ALICIA WIGGINTON

Phillip Wigginton  
PHILLIP WIGGINTON

STATE OF Ga

COUNTY OF Henry

I, Vannessa Rowland, a Notary Public of the County and State first above written; do hereby certify that ALICIA WIGGINTON AND PHILLIP WIGGINTON, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26<sup>th</sup> day of October, 2011.

Vannessa Rowland  
Notary Public

My Commission Expires:  
Notary Public, Henry County, Georgia  
My Commission Expires May 8, 2012

